



# **PLANNING COMMISSION AGENDA REPORT**

VI.3

MEETING DATE: FEBRUARY 25, 2008

ITEM NUMBER:

SUBJECT: PLANNING APPLICATION PA-07-48  
378 COSTA MESA STREET

DATE: FEBRUARY 14, 2008

FOR FURTHER INFORMATION CONTACT: MEL LEE, AICP, SENIOR PLANNER  
(714) 754-5611

---

## **DESCRIPTION**

The applicants are requesting approval of variances from rear yard setback, rear yard coverage, and open space requirements, and an administrative adjustment for reduced side yard setbacks, to legalize a detached garage and granny unit, with a minor design review for a proposed second story addition to the main residence that does not meet the City's Residential Design Guidelines, as well as minor modifications to allow first- and second-story encroachments into the front yard setback.

## **APPLICANT**

The applicants are Richard and Wendy Schones, authorized agents for Gary Schones, the owner of the property.

## **RECOMMENDATION**

Approve by adoption of the attached resolution, subject to conditions.

Handwritten signature of Mel Lee.

MEL LEE, AICP  
Senior Planner

Handwritten signature of Kimberly Brandt.

KIMBERLY BRANDT, AICP  
Asst. Development Services Director

## PLANNING APPLICATION SUMMARY

Location: 378 Costa Mesa Street Application: PA-07-48

Request: Variances from rear setback requirements, rear yard coverage, and open space, and an administrative adjustment for reduced side yard setbacks, to legalize a detached garage and granny unit. Also included is a minor design review for a proposed second story addition to the main residence that does not meet the City's Residential Design Guidelines, as well as minor modifications to allow first- and second-story encroachments into the front yard setback.

### SUBJECT PROPERTY:

Zone: R1 (Single Family Residential)  
 General Plan: Low Density Residential  
 Lot Dimensions: 60.5 FT X 125 FT  
 Lot Area: 7,562 SF  
 Existing Development: A one-story single family residence with an attached one-car garage and a detached two-car garage and granny unit.

### SURROUNDING PROPERTY:

North: Surrounding properties are  
 South: zoned R1 Single-Family Residential  
 East: and contain  
 West: residences.

### DEVELOPMENT STANDARD COMPARISON

<u>Development Standard</u>	<u>Code Requirement</u>	<u>Proposed/Provided</u>
<b>Density:</b>		
Zone	1 du: 6,000 SF	1 du: 7,562 SF (1)
General Plan	1 du: 5,445 SF	
<b>Building Coverage:</b>		
Building – Existing		34% (2,603 SF)
Building – Addition		9% (700 SF)
Paving/Driveways		20% (1,545 SF)
TOTAL – Coverage		64% (4,848 SF)
Open Space	40% (3,025 SF)	36% (2,714 SF) (2)
Building Height:	2 stories/27 FT	2 stories/27 FT, 8 IN (3)
Chimney Height:	29 FT	27 FT, 8 IN
Ratio of 2nd Floor to 1st Floor (4)	80%	90% (5)
<b>Setbacks (Main Residence):</b>		
Front	20 FT	16 FT (6)
Side (left/right) – 1st story	5 FT/5 FT	3 FT (7)/10 FT, 6 IN
Side (left/right) – 2nd story (4)	10 FT Avg./10 FT Avg.	10 FT Avg./10.5 FT Avg.
Rear	10 FT (1 Story)/20 FT (2 Story)	56 FT
<b>Setbacks (Detached Residence and Garage):</b>		
Front	20 FT	96 FT
Side (left/right) – 1st story	5 FT/5 FT	3 FT, 2 IN / 3 FT, 4 IN (2)
Rear	10 FT	3 FT, 2 IN (2)
Distance Between Buildings	10 FT	29 FT, 11 IN
Rear Yard Coverage	25% Max.	76% (2)
<b>Parking:</b>		
Covered	2	3
Open	4	3
TOTAL	6	6

- (1) Per State law, granny units, as a type of second unit, are not considered to exceed the allowable density for residentially-zoned properties (Government Code Section 65852.2).
- (2) Variances and/or Administrative Adjustments requested.
- (3) If approved, building height will be required to not exceed 27 FT.
- (4) Residential Design Guideline.
- (5) Exceeds Residential Design Guideline – see staff report discussion.
- (6) Minor Modification requested.
- (7) Legal nonconforming.

CEQA Status Exempt, Class 1 (Existing Facilities)  
 Final Action Planning Commission

## **BACKGROUND**

The property contains a one-story, three-bedroom, 1,095 square-foot single-family residence with an attached 194 square-foot one car garage<sup>1</sup>. According to the applicant, the main residence was constructed in the late 1940's; County Assessor's records confirm the main residence was constructed in 1948. Because the residence was constructed prior to the City's incorporation in 1953, the City does not have copies of the original building permit.

A detached, one-story, two-bedroom, 828 square-foot granny unit with an attached 486 square-foot two-car garage exists at the rear of the property. According to the applicant, this building was constructed in the early 1960's, after the City's incorporation. However, the City has no record of a permit for this building.

## **ANALYSIS**

The applicant is proposing to expand the first floor of the main residence by 700 square feet by enlarging the family room and kitchen, and to construct a second-story addition consisting of 5 bedrooms and 4 bathrooms. The applicant is also proposing to legalize the detached granny unit and garage. The following entitlements are requested:

- Variance from rear yard setback requirements for the granny unit (10 feet required; 3 feet, 2 inches existing);
- Variance from rear yard coverage requirements for the granny unit (25% maximum coverage allowed; 76% coverage existing);
- Variance from minimum open space requirements (40% allowed; 36% proposed);
- Administrative Adjustments from side yard setback requirements for the granny unit (5 feet allowed; 3 feet, 2 inches and 3 feet, 4 inches existing);
- Minor Design Review for the second story addition, which exceeds the 80% second-floor to first-floor ratio recommended in the City's Residential Design Guidelines (90% second-floor to first-floor ratio proposed);
- Minor Modifications to allow first- and second-story encroachments into the required front yard setback (20 feet required; 16 feet proposed).

### **Variance and Administrative Adjustments**

Code Section 13-29(g)(1) allows granting a variance where special circumstances applicable to the property exist, such as an unusual lot size, lot shape, topography, or similar features, and where strict application of the zoning ordinance would deprive the property owner of privileges enjoyed by owners of other properties in the vicinity under an identical zoning classification. Other factors (such as existing site improvements) may also be considered.

Although there are no special circumstances applicable to the property, which is rectangular and flat, staff is of the opinion that approval of the variances and administrative adjustments is justified because the structure has not adversely impacted

---

<sup>1</sup> The garage door was filled in with a solid wall and window; if approved, the applicant will be required to install an operable garage door.

the surrounding properties in the 40-plus years it was built. Furthermore, the property complies with the other requirements for a granny unit, such as maximum size of the unit (1,200 square feet allowed, excluding the garage; 828 square feet existing) and on-site parking (6 on-site spaces required, including the main residence, 6 on-site spaces provided). Additionally, State law encourages the development of second units such as granny units and accessory apartments, as an alternative form of housing (Government Code Section 65852.150). The granny unit appears to be structurally sound and the City has no record of Code Enforcement complaints related to the unit. Based on these factors, it is staff's opinion that there is sufficient justification for approval of the deviations.

The applicant will be required to obtain all necessary building permits and inspections for the granny unit and garage prior to building final of the additions proposed for the main residence, including the removal of the existing kitchen, bathroom, and office windows on the side and rear elevations in order to comply with the Building Code<sup>2</sup>. The removal of these windows will also reduce privacy impacts on the abutting properties. The applicant will also be required to upgrade the appearance of the structure to match the main residence. Finally, the applicant will be required to record a Land Use Restriction (LUR) to, amongst other requirements, limit the occupancy of the unit to a maximum of two persons 62 years of age or older.

#### Minor Design Review

The City's Residential Design Guidelines recommends maximum second-story floor area to not exceed 80% of the first floor (90% is proposed for the new second story). It is staff's opinion that the design of the addition complies with the intent of the City's Residential Design Guidelines because the proposed second story incorporates variation in rooflines and architectural articulation to create visual interest. Privacy of the adjoining neighbors will not be negatively impacted because the second floor windows have been placed to minimize visibility into the abutting yards on the adjoining properties.

#### Minor Modification

It is staff's opinion that there is basis to support the minor modification to allow the reduction in the front setback because the proposed first- and second-story encroachments do not extend the entire length of the front elevation; 13 feet of the 45-foot long front elevation is setback 17 feet from the front property line, and 8 feet is setback 16 feet from the front property line; the remaining 24 feet of the front elevation will be set back at least 20 feet from the front property line. Because the applicant is remodeling the existing house, which cannot be set back further from the front property line, the proposed encroachments will also provide visual interest to the front of the house.

---

<sup>2</sup> California Building Code does not allow wall openings within 5 feet of a property line.

**GENERAL PLAN CONFORMITY**

The property has a general plan designation of Low Density Residential. Under State law, granny units are not considered to exceed the allowable density for residentially-zoned properties. Therefore, the use and density conforms to the City's General Plan.

**ALTERNATIVES**

The Planning Commission has the following alternatives:

1. Approve the project with the appropriate findings as recommended by staff; or
2. Deny the project. The applicant could not submit substantially the same type of application for six months.

**ENVIRONMENTAL DETERMINATION**

The project is exempt from the provisions of the California Environmental Quality Act under Section 15301 for Existing Facilities.

**CONCLUSION**

It is staff's opinion that the project, as conditioned, will be compatible with surrounding properties. Therefore, staff recommends approval of the project.

Attachments:      Draft Planning Commission Resolution  
                          Exhibit "A" - Draft Findings  
                          Exhibit "B" - Draft Conditions of Approval  
                          Applicant's Project Description and Justification  
                          Correspondence Received from Public  
                          Zoning Map/Location Map  
                          Plans

cc:    Deputy City Manager - Dev. Svs. Director  
       Deputy City Attorney  
       Assistant City Engineer  
       Fire Protection Analyst  
       Staff (4)  
       File (2)

Richard and Wendy Schones  
 378 Costa Mesa Street  
 Costa Mesa, CA 92627

Gary F. Schones  
 2140 Jefferson  
 Riverside, CA 92504

File: 022508PA0748	Date: 021408	Time: 2:30 p.m.
--------------------	--------------	-----------------

**RESOLUTION NO. PC-08**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE  
CITY OF COSTA MESA APPROVING PLANNING  
APPLICATION PA-07-48**

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA HEREBY  
RESOLVES AS FOLLOWS:

WHEREAS, an application was filed by was filed by Richard and Wendy Schones, representing Gary F. Schones, owner of real property located at 378 Costa Mesa Street, requesting approval of variances from rear yard setback, rear yard coverage, and open space requirements, and administrative adjustments for reduced side yard setbacks, to legalize a detached garage and granny unit, with a minor design review for a proposed second story addition to the main residence that does not meet the City's Residential Design Guidelines, as well as minor modifications to allow first and second story encroachments into the front yard setback; and

WHEREAS, a duly noticed public hearing was held by the Planning Commission on February 25, 2008.

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A", the Planning Commission hereby **APPROVES** PA-07-48 with respect to the property described above.

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby find and determine that adoption of this Resolution is expressly predicated upon the activity as described in the staff report for Planning Application PA-07-48 and upon applicant's compliance with each and all of the conditions contained in Exhibit "B" as well as with compliance of all applicable federal, state, and local laws. Any approval granted by this resolution shall be subject to review, modification or revocation if there is a material change that occurs in the operation, or if the applicant fails to comply with any of the conditions of approval.

**PASSED AND ADOPTED this 25th day of February, 2008.**

---

Donn Hall, Chair  
Costa Mesa Planning Commission

STATE OF CALIFORNIA) )ss  
COUNTY OF ORANGE )

I, Kimberly Brandt, secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution was passed and adopted at a meeting of the City of Costa Mesa Planning Commission held on February 25, 2008, by the following votes:

**AYES: COMMISSIONERS**

**NOES: COMMISSIONERS**

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

Secretary, Costa Mesa  
Planning Commission

**EXHIBIT "A"****FINDINGS**

- A. The proposed project complies with Costa Mesa Municipal Code Section 13-29(e) because:
1. The proposed use is compatible and harmonious with uses on surrounding properties.
  2. Safety and compatibility of the design of the parking areas, landscaping, luminaries, and other site features including functional aspects of the site development such as automobile and pedestrian circulation have been considered.
  3. The project, as conditioned, is consistent with the General Plan.
  4. The planning application is for a project-specific case and does not establish a precedent for future development.
- B. The information presented complies with Section 13-29(g)(1) of the Costa Mesa Municipal Code in that special circumstances applicable to the property exist to justify granting of the variances from rear yard setback requirements, rear yard coverage requirements, minimum open space requirements, as well as the administrative adjustment from side yard setback requirements. Specifically, the property complies with the other requirements to accommodate a granny unit, such as maximum size of the unit and on-site parking. The second unit also appears to be structurally sound and the City has no record of Code Enforcement complaints related to the unit.
- C. The information presented substantially complies with Costa Mesa Municipal Code Section 13-29(g)(14) in that the proposed development complies with the City of Costa Mesa Zoning Code and meets the purpose and intent of the Residential Design Guidelines, which are intended to promote design excellence in new residential construction, with consideration being given to compatibility with the established residential community. This design review includes site planning, preservation of overall open space, landscaping, appearance, mass and scale of structures, location of windows, varied roof forms and roof plane breaks, and any other applicable design features. Specifically, although the second floor does not comply with the 80% second floor to first floor ratio recommended in the City's Residential Design Guidelines, the proposed second story incorporates variation in rooflines and architectural articulation to create visual interest. Privacy of the adjoining neighbors will not be negatively impacted because the second floor windows have been placed to minimize visibility into the abutting yards on the adjoining properties.
- D. The information presented complies with Costa Mesa Municipal Code Section 13-29(g)(6) with regard to the minor modification because granting the minor modification will not be materially detrimental to the health, safety, and general welfare of persons residing within the immediate vicinity of the project or to



property and improvements within the neighborhood. The improvement enhances the design of the existing and anticipated development in the vicinity. Specifically, the encroachments on the first and second floor do not extend the entire length of the front elevation and over half of the front elevation complies with the required front setback. The proposed encroachments will also provide visual interest to the front of the house

- E. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines; and the City environmental procedures, and has been found to be exempt from CEQA under Section 15301 for Existing Facilities.
- F. The project is exempt from Chapter IX, Article 11, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

**CONDITIONS OF APPROVAL**

- Plng.
1. Address assignment shall be requested from the Planning Division prior to submittal of working drawings for plan check. The approved address of individual units, suites, buildings, etc, shall be blueprinted on the site plan and on all floor plans in the working drawings.
  2. The granny unit and the second-story addition shall be architecturally compatible with regard to building materials, style, colors, etc. Plans submitted for plan check shall indicate how this will be accomplished.
  3. No modification(s) of the approved building elevations including, but not limited to, changes that increase the building height, removal of building articulation, or a change of the finish material(s), shall be made during construction without prior Planning Division written approval. Failure to obtain prior Planning Division approval of the modification could result in the requirement of the applicant to (re)process the modification through a discretionary review process such as a minor design review or a variance, or in the requirement to modify the construction to reflect the approved plans.
  4. The applicant shall contact the current cable company prior to issuance of building permits to arrange for pre-wiring for future cable communication service.
  5. The conditions of approval, ordinance and code provisions of PA-07-48 shall be blueprinted on the face of the site plan.
  6. Any future second-floor windows shall be reviewed and approved by the Planning Division prior to installation. The windows shall be designed and placed to minimize direct lines-of-sight into windows on adjacent neighboring properties and to minimize visibility into abutting residential side and rear yards. Every effort shall be made to maintain the privacy of abutting property owners.
  7. The applicant shall contact the Planning Division to arrange Planning inspection of the site prior to the release of occupancy/utilities. This inspection is to confirm that the conditions of approval and code requirements have been satisfied.
  8. Demolition permits for existing structures shall be obtained and all work and inspections completed prior to final building inspections. Applicant is notified that written notice to the Air Quality Management District may be required ten (10) days prior to demolition.
  9. Existing mature vegetation shall be retained wherever possible. Should it be necessary to remove existing vegetation, the applicant shall submit a written request and justification to the Planning Division. A report from a California licensed arborist may be required as part of the justification. Replacement trees shall be of a size consistent with trees to be removed, and shall be replaced on a 1-to-1 basis. This condition shall be completed under the direction of the Planning Division.
  10. Construction, grading, materials delivery, equipment operation or other noise-generating activity shall be limited to between the hours of 7 a.m. and 8 p.m., Monday through Friday, and between the hours of 8 a.m.

and 6 p.m. on Saturday. Construction is prohibited on Sundays and Federal holidays. Exceptions may be made for activities that will not generate noise audible from off-site, such as painting and other quiet interior work.

11. The granny unit shall be served from the same utility meters (electric, gas and water) as the main dwelling unit on the property.
12. A land use restriction, executed by and between the applicant and the City of Costa Mesa, shall be recorded prior to the issuance of building permits. This land use restriction shall inform future property owners that the granny unit shall be occupied by no more than two residents, each of whom is no less than 62 years of age, and that one of the units on the subject property shall be owner occupied. Applicant shall submit to the Planning Division a copy of the legal description for the property, and either a lot book report or current title report identifying the current legal property owner so that the document may be prepared.
13. The applicant shall replace the existing solid wall and window for the attached one car-garage for the main residence with an operable garage door.
14. The applicant shall obtain all necessary permits and inspections, and make any other modifications as required by the California Building Code for the detached granny unit and garage, prior to building final of the second-story addition to the main residence.
- Eng. 15. Maintain the public right-of-way in a "wet-down" condition to prevent excessive dust and promptly remove any spillage from the public right-of-way by sweeping or sprinkling.

Application letter for  
378 Costa Mesa St. Costa Mesa, CA 92627

Owner: Gary Schones

Agent/Applicants: Richard and Wendy Schones

November 20, 2007

We are requesting a plan check at the aforementioned address. We would greatly appreciate your favorable consideration of an addition and remodel to our current residence.

The property is 125 feet deep by 60.5 feet wide totaling 7,562.5 square feet. On the front of the property sits a residence. The rear of the property sits a mother-in-law quarters that is 828 square feet with an attached two car garage that is 486 square feet. The whole structure is 1,314 square feet.

Currently the existing house that sits on the front of the property is three bedrooms, 1 bath, approximately 1095 square foot, one story single family residence.

The first floor will increase in size to 2,174 square feet as we will be adding approximately 1,079 square feet to the first floor, this number includes the new addition (700 square feet), existing garage (194 square feet), front entry porch (32 square feet), covered patio (153 square feet). This square footage includes the kitchen, breakfast nook, family room, formal dining, den, quarter bath, single car garage, front porch and covered patio.

Our proposed plan is to add a 1,790 square foot second floor. To the second floor we will be adding five bedrooms and four bathrooms to accommodate our family of six.

In total the proposed addition and remodel will have five bedrooms, five bathrooms and increase in size to approximately 3,964 square feet. Lot coverage (proposed): 1,314 square feet (mother-in-law quarters and garage) plus 2,174 square feet (proposed new ground floor) is 3,488 square feet. Lot size is 7,562 square feet giving us 46.12% lot coverage. Total garage square footage will be 680 square feet.

This property was originally purchased in 1946 by my grandparents, Joe and Harriet Schones. My father, Gary Schones, inherited the property in 2006.

We are requesting a variance to bring our mother-in-law quarters and garage to legal nonconforming status also a minor conditional use permit to allow for a legal nonconforming bathroom in the mother-in-law quarters. Finally we are requesting a minor modification for a seventeen foot setback for the proposed second story and first floor, second floor ratio slight increase to 82%.

- 1. Variance request:** The mother-in-law quarters and garage (hereafter known as structure) was built by the original owner circa 1961. The location of the structure is set to the rear of the lot out of sight as viewed from the street. I have been informed recently that permits were not pulled, which from speaking to long time residents on my block say was common practice for the time. The setback is 3 feet 2 inches (10 feet is code) and the offsets are 3 feet 2 inches on the west and 3 feet 4 inches on the east (5 feet is code). These dimensions are clearly defined on the site plans as well as the dimensions of the structure. As a side note, the neighbor directly behind us has a standard 6 foot tall fence with an additional 3 foot lattice. They also have thick foliage type trees that block their view of the structure. The neighbors to the east, west and corners do not have direct view of the structure. We respectfully request consideration for the structure to be designated as legal nonconforming. Granting the variance will maintain the integrity of the property as well as the neighborhood as surrounding neighbors have similar structures with similar uses on their property.
- 2. Minor Conditional Use Permit:** We request a minor conditional use permit for the bathroom that is in the structure. The bathroom and plumbing is functional without any defects and well within code. Granting the conditional use permit will not be detrimental to the health, safety and general welfare of the public or other properties or improvements within the immediate vicinity.
- 3. Minor Modification:** We are proposing to add a second floor to our existing house to accommodate our family of six. A small piece of the second floor will encroach into the front offset three feet. Making the set back of this area 17 feet from the property line (20 feet is code) or 22 feet from the face of the curb. The area beneath will be a front entry porch. The special circumstance is the curb line drops into our property line approximately 18 inches as compared to our neighbor just east of us. So figuratively we are only encroaching by eighteen inches. Allowing this minor modification is in line with the cities building codes of having various elevation angles. The proposed modification is compatible and harmonious with uses both onsite as well as those on surrounding properties. We have full support of our immediate neighbors as this will add elegance to the neighborhood and increased property values.
- 4. Minor Modification:** The ratio of the proposed first floor (2,174 square feet) and proposed second floor (1,790 square feet) is 82% (code is 80%). We respectfully request this minor modification.

We appreciate your attention regarding this manner.

Sincerely,

Richard T. Schones, D.C. and Wendy Schones

FEB - 1 2008

C. Joe Devine, III  
344 Walnut Street  
Costa Mesa, California 92627

(249) 548-1520

944.

1 Feb 08

VI.6  
PA-07-48

## Planning Commission

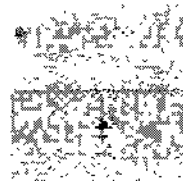
1. I am strongly against Planning Application PA-07-48, Case of Richard & Wendy Schoner.
2. As a property owner at above address for over fifty (50) years, against any modification to current Codes.

C. Joe Devine III  
Sgt Mayor, USMC. Retd

Enc. 1.



City of Costa Mesa  
P.O. Box 1200  
Costa Mesa, CA 92628-1200



Hasler

PAID 1.00  
CITY OF COSTA MESA  
CITY CLERK'S OFFICE  
COSTA MESA, CA 92626  
US POSTAGE

426-293-09  
Devine Trust  
344 Walnut St  
Costa Mesa Ca 92627

Official Notice  
Affects Your Property  
PLEASE READ!

14

Enc. 1



VI.6  
PA-07-48

RECEIVED  
CITY OF COSTA MESA  
DEVELOPMENT SERVICES DEPARTMENT

**From:** sylvia marson [mailto:sylviamarson@sbcglobal.net]  
**Sent:** Saturday, February 02, 2008 12:47 PM  
**To:** PLANNING COMMISSION  
**Subject:** Plng App PA-07-48 Schones

FEB - 4 2008

To Donn Hall and Costa Mesa Planning Commission,

Please read the article in today's Daily Pilot as it discusses the importance of permeable soil and landscaping to recharge ground water. This is one of the variances requested in the application to allow more covered yard.

There are four issues in this application: setbacks, yard coverage, building height and illegal granny unit. I am opposed to the City approving variances for such things as reducing side and front setbacks, increased cement yard coverage and exceeding building heights (second to first floor ratio) and legalizing granny units. All these things add to the already increased density of our neighborhoods and contribute to increased noise, cars and traffic. It also makes the neighborhoods look too crowded and is esthetically displeasing.

We built an addition to our house twenty years ago and did not get any variances and we followed all regulations and I must say the house is perfectly fine and not over built (McMansions). There is no need for anyone to get a variance on the development requirements as you can build a very adequate house within requirements.

The only variances that would be necessary are those minor issues that create hardships. I do not believe any of the items in the application sound like hardship items. If they can afford to remodel, they can afford to do it right.

I am opposed to approving all variances in this application.

Please reply to this email to confirm receipt of this letter. Thank you.

S.Marson  
339 Walnut  
CM

RECEIVED  
CITY OF COSTA MESA  
DEVELOPMENT SERVICES

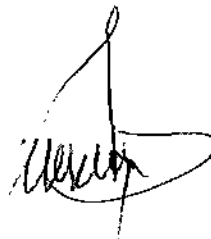
FEB - 5 2008

D. B. Waite  
328 E. 19<sup>th</sup> Street  
Costa Mesa, CA 92627  
949/642-5566

Costa Mesa Planning Commission  
Public Hearing Monday, February 11, 2008

RE: Planning Application PA-07-48  
378 Costa Mesa St  
Costa Mesa, CA 92627

My name is D. B. Waite and I have lived at 328 E. 19<sup>th</sup> Street for forty years. All the property east of Santa Ana Avenue to Irvine Avenue is Zoned for R-1. Regarding the Planning Application PA-07-48, I am against this proposed granny unit. (Is there a granny?) If built, the granny unit will probably become a rental unit, the first of many "granny units" and then evidentially the area will be rezoned to become an R-2 zone. If this is allowed to happen, the next thing will be apartments and condos to replace homes. I am therefore adamantly against this proposal.





**NOTE TO FILE:**

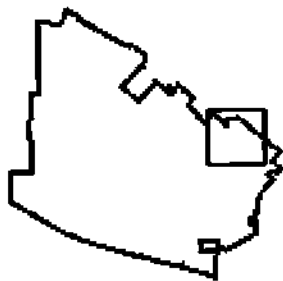
On February 11, 2008, I received a call from Art Williams, a resident at 428 Walnut Street, in opposition to the approval of any Code deviations for PA-07-48 for 378 Costa Mesa Street.

By: Mel  
2/11/08

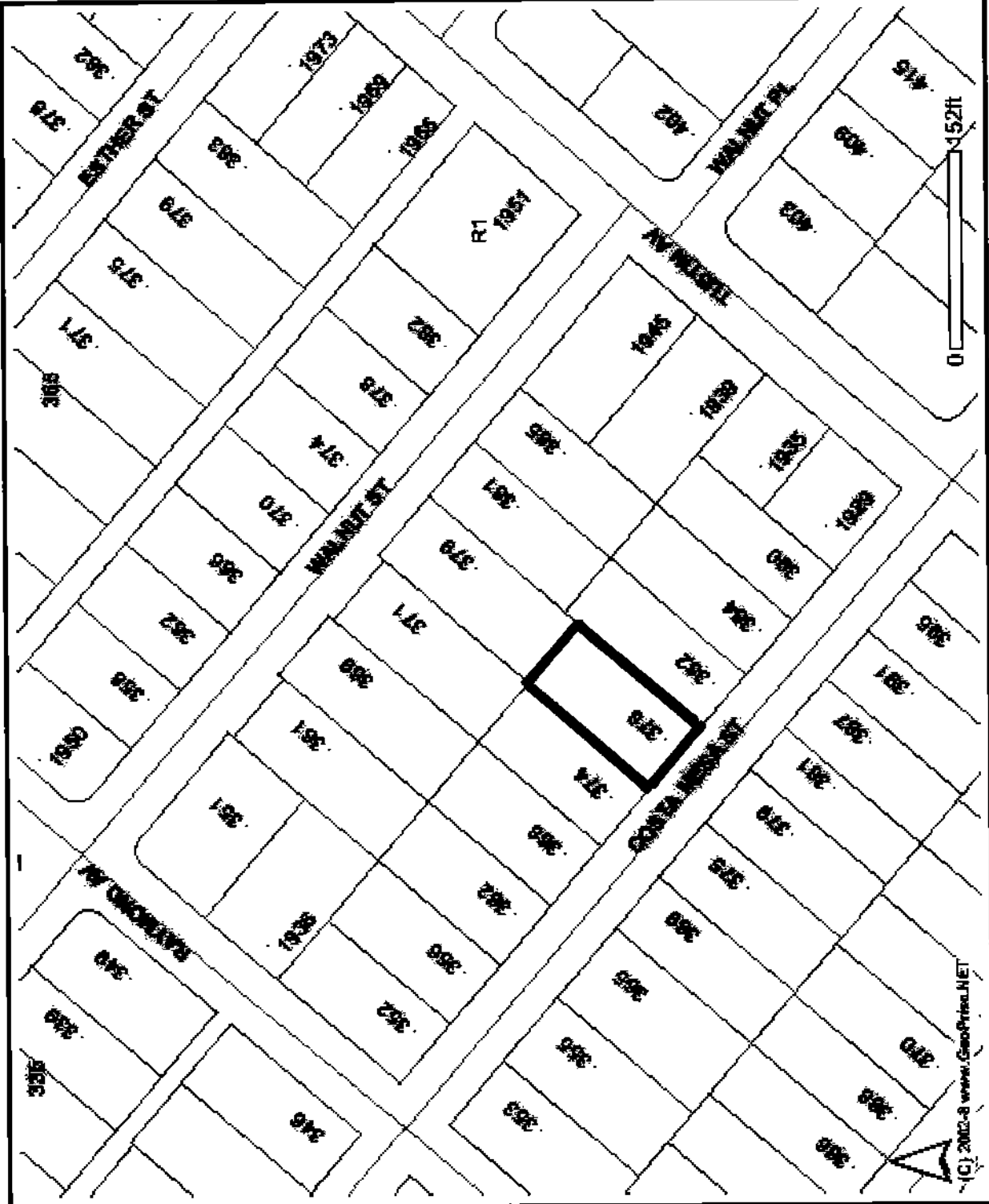
# City of Costa Mesa

CITY OF COSTA MESA - [Created: 2/8/2008 10:38:14 AM] [Scale: 151.6] [Page: 8.5 x 11 / Landscape]

## Overview Map



## Map Display



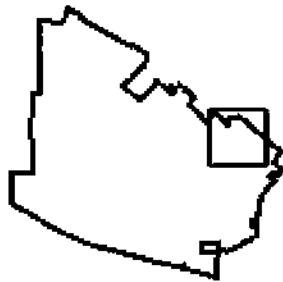
## Legend

Address Medium	Zoning
Address points	AP
Street Names	C1
Street Centerlines	C1-S
Parcel Lines	C2
	CL
	ISR
	ISR-S
	NG
	NP
	P
	POC
	POI
	POI-HD
	(cont)

# City of Costa Mesa

CITY OF COSTA MESA - [Created: 2/8/2008 10:37:01 AM] [Scale: 151.6] [Page: 8.5 x 11 / Landscape]

## Overview Map



## Map Display



## Legend

- Address Medium
- Address Points
- Street Names
- Street Centerlines
- Parcel Lines
- Level 1 Ortho Photo
- Parcels
- ROW
- Polygons



REVISION	BY

OWNER: GARY SCHOMES  
378 COSTA MESA STREET  
COSTA MESA, CA 92627  
TEL: (415) 384-1313

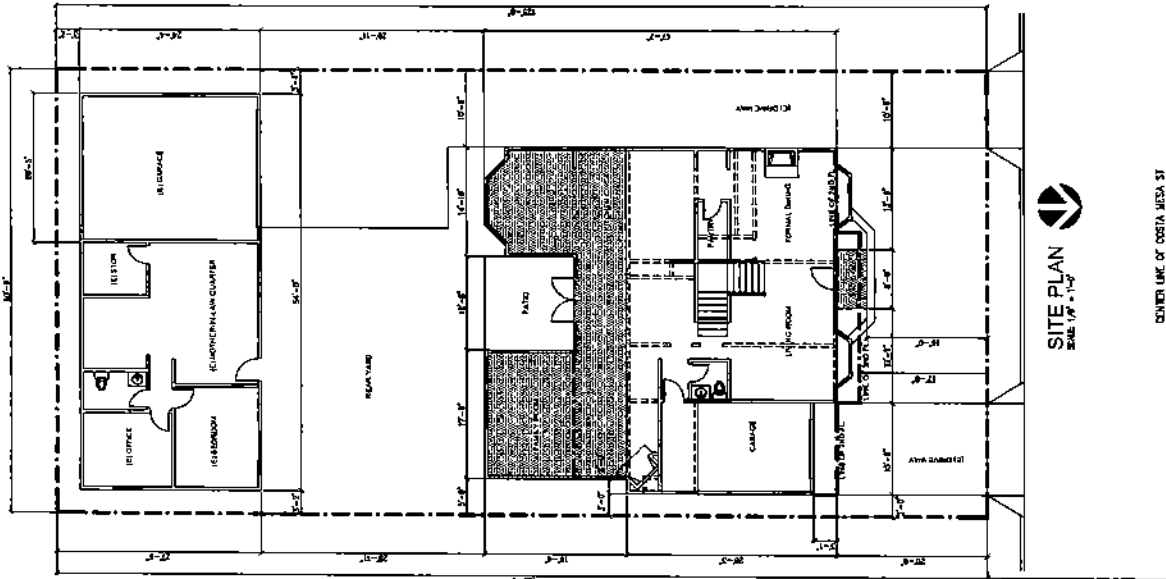
ROOM ADDITION  
378 COSTA MESA STREET  
COSTA MESA, CA 92627

Drawn	11-19-87
Scale	AS NOTED
Sheet	28
Project	
File	A-01
	0.00

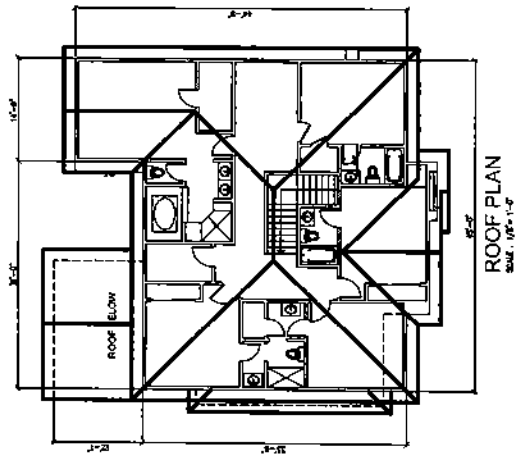
PA-07-48  
File Copy

- PROJECT SUMMARY:
1. PROJECT ADDRESS: 378 COSTA MESA ST  
COSTA MESA, CA 92627
  2. OWNER: GARY SCHOMES
  3. APPLICANT: RICH & MARY SCHOMES  
378 COSTA MESA ST  
COSTA MESA, CA 92627  
TEL: (415) 315-4886
  3. LOT SIZE: 62,507.25 = 7,562 SF  
LOT #16 TRACT 496 APN # 498-302-16  
LOT COVERAGE: 3,488 SF / 7,562 SF = 46.12%
  4. BUILDING SQUARE FOOTAGE:
 

A. (E) GROUND FLOOR:	1,055 SF
B. (N) GROUND FLOOR:	700 SF
C. (N) SECOND FLOOR:	1,789 SF
D. (N) PORCH:	153 SF
E. (N) PATIO W/ TRELLIS:	153 SF
F. (E) ONE CAR GARAGE:	485 SF
G. (E) TWO CAR GARAGE:	485 SF
  4. TOTAL SQUARE QUARTER: 825 SF
  5. H. LOT DRIVE WAY 1,565 SF
  5. CONSTRUCTION TYPE: RM
  6. OCCUPANCY GROUP: RS-UI
  7. CODE APPLICANT: 2008 CBC, CBC, CBC, 2004 CBC



SITE PLAN  
SCALE 1/8" = 1'-0"



ROOF PLAN  
SCALE 1/8" = 1'-0"

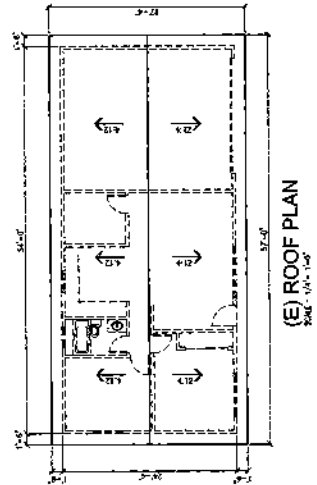
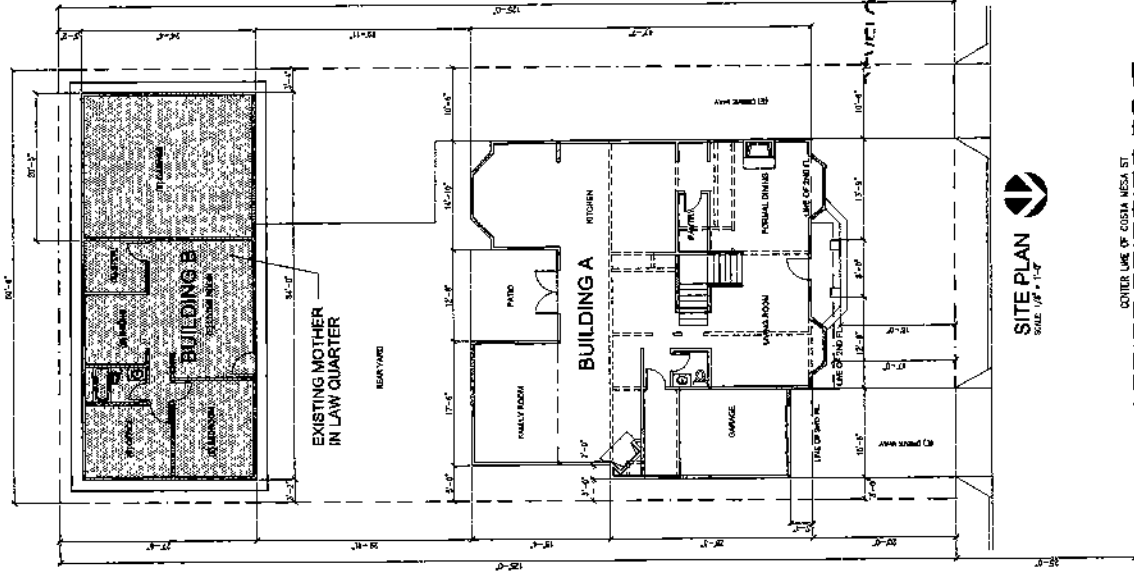
REVISION:	BY
1	AS NOTED
2	AS NOTED
3	AS NOTED
4	AS NOTED
5	AS NOTED
6	AS NOTED
7	AS NOTED
8	AS NOTED
9	AS NOTED
10	AS NOTED
11	AS NOTED
12	AS NOTED
13	AS NOTED
14	AS NOTED
15	AS NOTED
16	AS NOTED
17	AS NOTED
18	AS NOTED
19	AS NOTED
20	AS NOTED
21	AS NOTED
22	AS NOTED
23	AS NOTED
24	AS NOTED
25	AS NOTED
26	AS NOTED
27	AS NOTED
28	AS NOTED
29	AS NOTED
30	AS NOTED
31	AS NOTED
32	AS NOTED
33	AS NOTED
34	AS NOTED
35	AS NOTED
36	AS NOTED
37	AS NOTED
38	AS NOTED
39	AS NOTED
40	AS NOTED
41	AS NOTED
42	AS NOTED
43	AS NOTED
44	AS NOTED
45	AS NOTED
46	AS NOTED
47	AS NOTED
48	AS NOTED
49	AS NOTED
50	AS NOTED
51	AS NOTED
52	AS NOTED
53	AS NOTED
54	AS NOTED
55	AS NOTED
56	AS NOTED
57	AS NOTED
58	AS NOTED
59	AS NOTED
60	AS NOTED
61	AS NOTED
62	AS NOTED
63	AS NOTED
64	AS NOTED
65	AS NOTED
66	AS NOTED
67	AS NOTED
68	AS NOTED
69	AS NOTED
70	AS NOTED
71	AS NOTED
72	AS NOTED
73	AS NOTED
74	AS NOTED
75	AS NOTED
76	AS NOTED
77	AS NOTED
78	AS NOTED
79	AS NOTED
80	AS NOTED
81	AS NOTED
82	AS NOTED
83	AS NOTED
84	AS NOTED
85	AS NOTED
86	AS NOTED
87	AS NOTED
88	AS NOTED
89	AS NOTED
90	AS NOTED
91	AS NOTED
92	AS NOTED
93	AS NOTED
94	AS NOTED
95	AS NOTED
96	AS NOTED
97	AS NOTED
98	AS NOTED
99	AS NOTED
100	AS NOTED

OWNER: GARY SCHONES  
 378 COSTA MESA STREET  
 COSTA MESA, CA 92627  
 TEL: (949) 434-1232

EXISTING MOTHER IN LAW QUARTER  
 378 COSTA MESA STREET  
 COSTA MESA, CA 92627

PROJECT SUMMARY

1. PROJECT ADDRESS: 378 COSTA MESA ST  
COSTA MESA, CA 92627
2. OWNERS: GARY SCHONES  
RICH & HEIDI SCHONES  
378 COSTA MESA STREET  
COSTA MESA, CA 92627  
TEL: (949) 552-4884
3. LOT SIZE: 60,507 SQ FT - 7,582 SF  
LOT #16 TRACT 499 AKA # 435-102-16  
LOT COVERAGE 3,448 SF / 7,582 SF = 46.12%
4. BUILDING SQUARE FOOTAGE:  
BUILDING A  
A. (C) GROUND FLOOR 1,035 SF  
B. (H) GROUND FLOOR 700 SF  
C. (H) SECOND FLOOR 1,710 SF  
D. (H) PORCH 145 SF  
E. (H) PATIO 145 SF  
F. (C) ONE CAR GARAGE 194 SF  
BUILDING B  
A. (C) TWO CAR GARAGE 466 SF  
B. (E) MOTHER-IN-LAW QUARTER 508 SF  
5. CONSTRUCTION TYPE: VM  
6. OCCUPANCY GROUP: R3-U1  
7. CODE APPLICANT: 2001 CBC, CMC, DMC, 2004 CBC



RECEIVED  
 CITY OF COSTA MESA  
 NOV 20 2007

SITE PLAN  
 SCALE 1/8" = 1'-0"

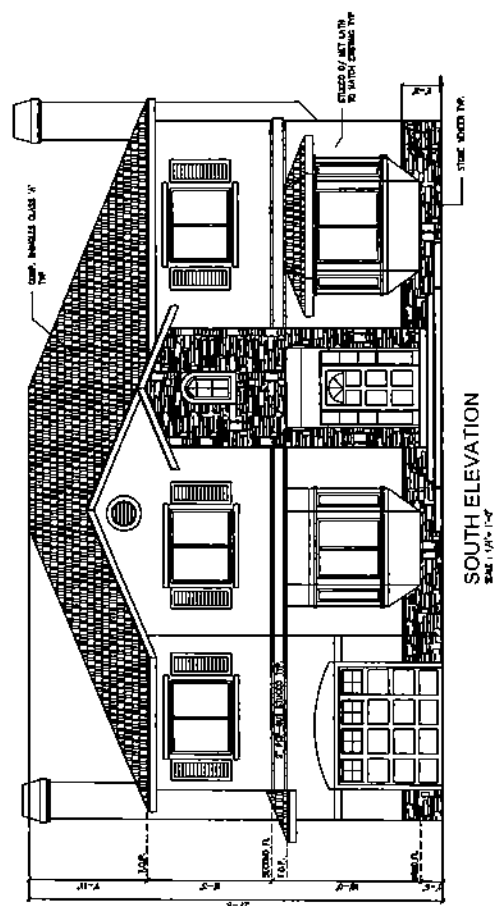
CENTER LINE OF COSTA MESA ST

WEST ELEVATION  
SCALE 1/4" = 1'-0"

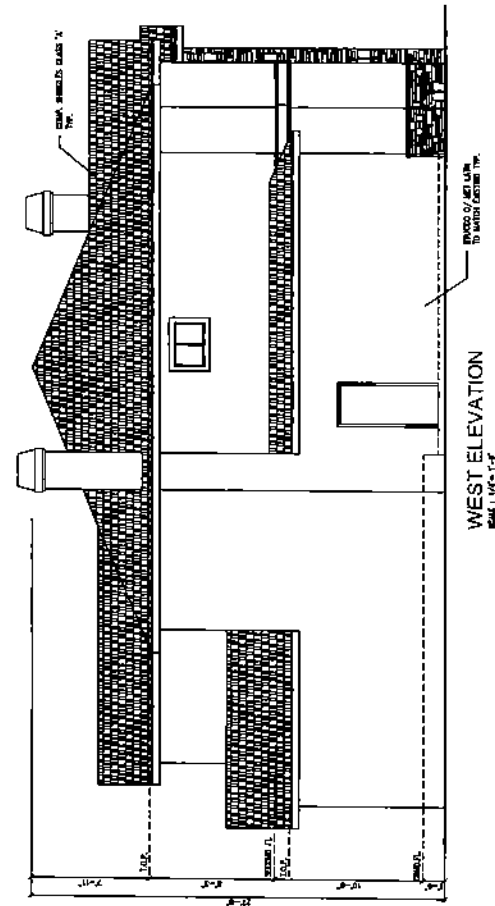




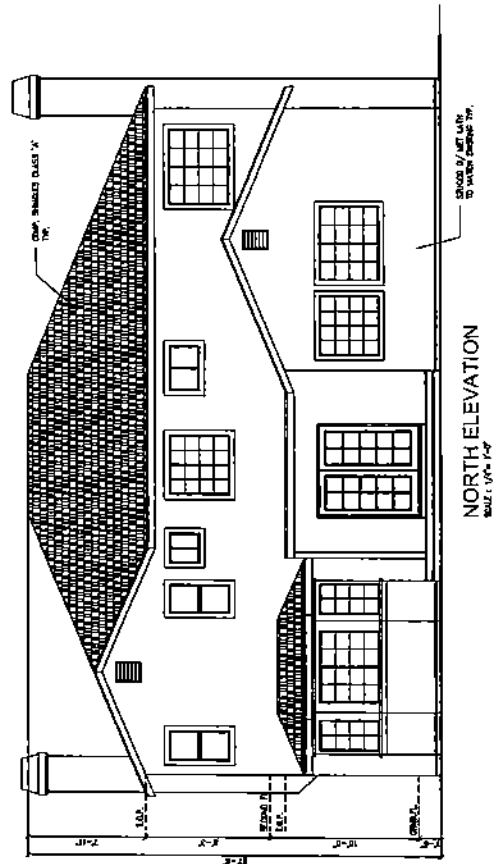
NO.	DATE	DESCRIPTION
1	10-14-14	ISSUED FOR PERMIT
2	10-14-14	ISSUED FOR PERMIT
3	10-14-14	ISSUED FOR PERMIT
4	10-14-14	ISSUED FOR PERMIT
5	10-14-14	ISSUED FOR PERMIT
6	10-14-14	ISSUED FOR PERMIT
7	10-14-14	ISSUED FOR PERMIT
8	10-14-14	ISSUED FOR PERMIT
9	10-14-14	ISSUED FOR PERMIT
10	10-14-14	ISSUED FOR PERMIT
11	10-14-14	ISSUED FOR PERMIT
12	10-14-14	ISSUED FOR PERMIT
13	10-14-14	ISSUED FOR PERMIT
14	10-14-14	ISSUED FOR PERMIT
15	10-14-14	ISSUED FOR PERMIT
16	10-14-14	ISSUED FOR PERMIT
17	10-14-14	ISSUED FOR PERMIT
18	10-14-14	ISSUED FOR PERMIT
19	10-14-14	ISSUED FOR PERMIT
20	10-14-14	ISSUED FOR PERMIT
21	10-14-14	ISSUED FOR PERMIT
22	10-14-14	ISSUED FOR PERMIT
23	10-14-14	ISSUED FOR PERMIT
24	10-14-14	ISSUED FOR PERMIT
25	10-14-14	ISSUED FOR PERMIT
26	10-14-14	ISSUED FOR PERMIT
27	10-14-14	ISSUED FOR PERMIT
28	10-14-14	ISSUED FOR PERMIT
29	10-14-14	ISSUED FOR PERMIT
30	10-14-14	ISSUED FOR PERMIT
31	10-14-14	ISSUED FOR PERMIT
32	10-14-14	ISSUED FOR PERMIT
33	10-14-14	ISSUED FOR PERMIT
34	10-14-14	ISSUED FOR PERMIT
35	10-14-14	ISSUED FOR PERMIT
36	10-14-14	ISSUED FOR PERMIT
37	10-14-14	ISSUED FOR PERMIT
38	10-14-14	ISSUED FOR PERMIT
39	10-14-14	ISSUED FOR PERMIT
40	10-14-14	ISSUED FOR PERMIT
41	10-14-14	ISSUED FOR PERMIT
42	10-14-14	ISSUED FOR PERMIT
43	10-14-14	ISSUED FOR PERMIT
44	10-14-14	ISSUED FOR PERMIT
45	10-14-14	ISSUED FOR PERMIT
46	10-14-14	ISSUED FOR PERMIT
47	10-14-14	ISSUED FOR PERMIT
48	10-14-14	ISSUED FOR PERMIT
49	10-14-14	ISSUED FOR PERMIT
50	10-14-14	ISSUED FOR PERMIT
51	10-14-14	ISSUED FOR PERMIT
52	10-14-14	ISSUED FOR PERMIT
53	10-14-14	ISSUED FOR PERMIT
54	10-14-14	ISSUED FOR PERMIT
55	10-14-14	ISSUED FOR PERMIT
56	10-14-14	ISSUED FOR PERMIT
57	10-14-14	ISSUED FOR PERMIT
58	10-14-14	ISSUED FOR PERMIT
59	10-14-14	ISSUED FOR PERMIT
60	10-14-14	ISSUED FOR PERMIT
61	10-14-14	ISSUED FOR PERMIT
62	10-14-14	ISSUED FOR PERMIT
63	10-14-14	ISSUED FOR PERMIT
64	10-14-14	ISSUED FOR PERMIT
65	10-14-14	ISSUED FOR PERMIT
66	10-14-14	ISSUED FOR PERMIT
67	10-14-14	ISSUED FOR PERMIT
68	10-14-14	ISSUED FOR PERMIT
69	10-14-14	ISSUED FOR PERMIT
70	10-14-14	ISSUED FOR PERMIT
71	10-14-14	ISSUED FOR PERMIT
72	10-14-14	ISSUED FOR PERMIT
73	10-14-14	ISSUED FOR PERMIT
74	10-14-14	ISSUED FOR PERMIT
75	10-14-14	ISSUED FOR PERMIT
76	10-14-14	ISSUED FOR PERMIT
77	10-14-14	ISSUED FOR PERMIT
78	10-14-14	ISSUED FOR PERMIT
79	10-14-14	ISSUED FOR PERMIT
80	10-14-14	ISSUED FOR PERMIT
81	10-14-14	ISSUED FOR PERMIT
82	10-14-14	ISSUED FOR PERMIT
83	10-14-14	ISSUED FOR PERMIT
84	10-14-14	ISSUED FOR PERMIT
85	10-14-14	ISSUED FOR PERMIT
86	10-14-14	ISSUED FOR PERMIT
87	10-14-14	ISSUED FOR PERMIT
88	10-14-14	ISSUED FOR PERMIT
89	10-14-14	ISSUED FOR PERMIT
90	10-14-14	ISSUED FOR PERMIT
91	10-14-14	ISSUED FOR PERMIT
92	10-14-14	ISSUED FOR PERMIT
93	10-14-14	ISSUED FOR PERMIT
94	10-14-14	ISSUED FOR PERMIT
95	10-14-14	ISSUED FOR PERMIT
96	10-14-14	ISSUED FOR PERMIT
97	10-14-14	ISSUED FOR PERMIT
98	10-14-14	ISSUED FOR PERMIT
99	10-14-14	ISSUED FOR PERMIT
100	10-14-14	ISSUED FOR PERMIT



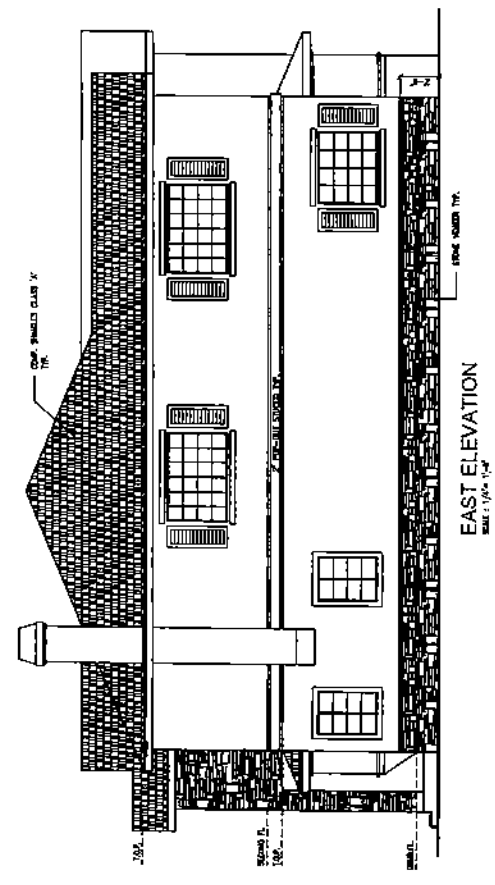
SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



WEST ELEVATION  
SCALE: 1/8" = 1'-0"



NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



EAST ELEVATION  
SCALE: 1/8" = 1'-0"

FEB 19 2008

VI.3  
PA-07-48

---

**From:** Fpoyce@aol.com [mailto:Fpoyce@aol.com]  
**Sent:** Monday, February 18, 2008 10:12 AM  
**To:** PLANNING COMMISSION  
**Cc:** LEE, MEL  
**Subject:** Planning Application PA-07-48, 378 Costa Mesa St.

Dear Ones,

We live across the street from Wendy and Rich Schones.

Please accept this email as our official request to be on the record that we SUPPORT the re-model at 378 Costa Mesa St.

We are supportive of continued up-grading of older Costa Mesa homes - and we support a fine and healthy family life such as the Schones' provide for their children - which stabilizes our neighborhood as well.

If we can answer any questions, feel free to contact us.

Sincerely,

Frank and Patty Royce  
381 Costa Mesa St.  
Costa Mesa, CA 92627

---

02/19/2008

VI.3  
PA-07-48

365 Costa Mesa St.  
Costa Mesa  
Calif. 92627-2354

February 19, 2008

RECEIVED  
CITY OF COSTA MESA

FEB 21 2008  
ce

City of Costa Mesa  
Planning Commission  
POB 1200  
Costa Mesa  
Calif. 92628-1200

Re: Planning Application PA-07-48

Gentlemen:

This is to object to the mansionization of the house to which this application applies.

House size is directly related to family size, which in turn is related to the number of cars the family has, which finally relates to traffic. The bigger the house, the more cars we can expect.

Presently, the house is sized for a small family, and we can expect the number of cars is likely to be no more than four. If the house is expanded, a large family will in all probability occupy it sooner or later, and the number of cars will increase, adding to our traffic problem.

In addition, a large family means a greater load on our utilities and an increase in air pollution.

The building code, with its open space requirements, rear yard coverage requirements, and setbacks was created with these problems in mind.

Please uphold the principles for which the building code was enacted and deny this application.

Yours truly,

*Richard Herman*

Richard Herman